

March 27, 2026

REQUEST FOR PROPOSAL
LOS ANGELES EQUESTRIAN CENTER, HANSEN DAM EQUESTRIAN CENTER AND
STONE POINT RANCH EQUESTRIAN CENTER CONCESSIONS
(RFP# CON-M25-008)

QUESTIONS & ANSWERS No.4

1. Q: How many of the three Parts from the Check list are required for the 1st phase due in March?
A: RFP requirements are due by the proposal submittal deadline.
2. Q: What operational equipment will remain at each of the three facilities?
A: City owned equipment will remain at the facilities and typically equipment that is affixed to the ground.
3. Q: Is the City aware of the extensive wood rot in the Eco Dome?
A: It was observed but no testing of wood rot at the LAEC Equidome has been performed by RAP.
4. Q: Are there construction setbacks for the Stone Point Site property lines?
A: Setback information may be found on the attached Stoney Point Ranch property Conditional Use Permit (CUP) or at <https://www.ladbsservices2.lacity.org/OnlineServices/OnlineServices?service=psc>
5. Q: What financial threshold is required from the City for this RFP proposal?
A: Project financing is a proposal item. There is no City threshold.
6. Q: May we receive a numerical break down of the types of boarding accommodations and current pricing, i.e., Box Stalls, Pipe Stalls, etc.?
A: LAEC stall numerical information provided in Q & A No. 2, Question #12.
LAEC Pricing: \$875/month box stalls, \$667/month pipe stalls, \$691/month polo stalls.



HDEC: Approximately 200 box stalls, Pricing \$500/month for dry boarding plus required trainer fees. Stoney Point Ranch: Approximately 75 pipe stalls, 20 box stalls; pricing \$500/month-\$600/month.

7. Q: Are there any current structures or equipment at HDEC which are not currently owned by the City of LA that the current management company might take with them, if so, can a list be shared with us?

A: Structures attached to the ground are generally considered owned by the City. Requested equipment list from HDEC is pending.

8. Q: What does "RAP facility patrons" mean?

A: Generally boarders, trainers and guests.

9. Q: On page 11 in the percentages table: What is the definition of "equine services"?

What are considered "special events bookings"?

Are horse shows without admission fees exempt?

A: Equine services are boarding and related paid services. Special event bookings are related to banquets, parties and other facility event rentals. Production rental fees may apply for horse shows.

10. Q: Where would it be applicable at HDEC to assure having "Fire suppression"?

A: Fire suppression applies to the barns and also facility structures where required.

11. Q: How does RAP plan to determine what is included in the premises?

A: Concession agreements define facility premises. City owned structures and equipment are contained within the premises.

12. Q: Can you please provide further details or examples on this statement: "Care for other farm animals housed at the facility, excluding dogs, if authorized by RAP."

A: Facilities may house animals other than horses, unless prohibited by RAP or Animal Services regulations. Dogs must be on a leash at all times on RAP property.

13. Q: Does RAP already have a process in place to submit written approval for employees, volunteers and subcontractors of Concessionaire? If so, where can we review that process?

A: See Sample Agreement, RFP Exhibit E, Section 5.E.4.

14. Q: What is the turnaround timeline to approve new hires or changes in employees?

A: There's no defined timeline for the process to review employment approval requests.

15. Q: What is the definition or an example of “agricultural fans”?

A: Agricultural fans are specifically designed fans for livestock facilities.

16. Q: Does the statement “CITY shall maintain the exterior of all buildings and will endeavor to perform all exterior repairs occasioned by normal wear and tear, and the elements”, include care of walls, roofs, sidewalks, trees, and weeds as well?

A: Generally, it pertains to the exterior of building structures and is addressed in the applicable concession agreement.

17. Q: Are there criteria for the two five-year extensions that RAP will use to make their decision?

A: The exercise of extension options are at RAP’s discretion. RAP evaluates extension option requests by reviewing a number of criteria, from timely rental payments, customer relations, cleanliness of the facility, facility maintenance, etc.

18. Q: Can RAP provide any reports on gaps that currently exist in meeting Los Angeles Health Department and Los Angeles Building Safety Department code? Is there any estimate of the cost to close the gaps?

A: There was one reported LA County Health Department Inspection Report issued at LAEC. See Q & A No. 1, question 2. RAP has no definitive cost estimates.

19. Q: Can RAP provide any details on the termite infestation throughout the buildings on the property?

Is there an estimate of the cost to eliminate the infestation?

Is there an estimate of the repairs needed to make for the damage done by the infestation?

A: There was one reported termite inspection at LAEC. See answer to Q & A No. 3, question 8.

20. Q: Can RAP provide any details on the scope of facilities which currently do not meet ADA requirements?

Is there any estimate of the cost to meet the ADA requirements?

A: There is a pending City ADA report for LAEC. See Q & A No. 3, answer to question 9. No estimate for compliance costs exists.

21. Q: Is there any flexibility about the 24-month time frame to complete all upgrades? How will RAP assist in accelerating the time to get appropriate construction permits?

A: Yes, extenuating circumstances to extend the upgrade timeframe beyond the

twenty-four month period must be addressed in writing to RAP. RAP will cooperate with LADBS re facility permitting where applicable.

22. Q: Can bidders provide a different answer to the required RFP terms due to extenuating circumstances as evaluated by the bidder?
- A: RFP terms have been publicly listed and are set.
23. Q: Is there a requirement that all rings have arena lighting adequate for riding?
- A: Yes
24. Q: Can RAP provide the list of known deficiencies for the kitchens to meet current City building and health cost requirements for kitchen and food service facilities?
- Is there an estimate for curing the known deficiencies?
- A: There was one reported LA County Health Department Inspection Report at LAEC. See Q & A No. 1, question 2. No compliance estimates have been prepared.
25. Q: Can RAP provide a detailed report on the status of the roofs for all buildings and any estimate of costs to repair/replace?
- Are there any known structural issues with the roofs in place currently?
- A: There is a RAP LAEC roof assessment and City roof truss report. See Q & A No. 1, question 1 and Q & A No. 3, question 11. Also, there are no comprehensive repair/replace cost estimates.
26. Q: Can RAP reconsider the requirement to pave the main drive and associated parking as smooth pavement invites speeding in an area where horses are present?
- A: LAEC paved asphalt roadways and parking areas are in need of repair.
27. Q: Can RAP provide historical costs for all utilities?
- A: For LAEC, see Q & A No. 3, question 4.
28. Q: Can RAP provide a list of all current permits in place and any additional permits that RAP believes need to be in place?
- A: LAEC: LA City Animal Services (boarding stables, horse shows), LAFD (hazardous waste, fire suppression), South Coast Air Quality (fuel dispensing), CA State Alcoholic Beverage Control, CA State Sellers Permit, LA County Public Health and others depending on proposed operation.
29. Q: Can RAP provide a list of all buildings where there is known inadequate fire suppression in place currently?

A: LAEC: Kitchens have been inspected by RAP and fire suppression systems found adequate. RAP facility fire/safety inspection is dated 2018, report attached. Update inspection recommended as per required LAFD regulations.

30. Q: What are the terms of the agreements with TES, Da Moor's and any other sublicensees or businesses at LAEC?

A: See response in Q & A No. 3, question 19.

31. Q: Though I haven't known it to be the case, regarding boarded horses, is the City asking for a % of training, lease & lesson fees in addition to a % of board?

A: Revenue to RAP for paid equine services other than boarding may be addressed in the concession agreements with the awardees.

32. Q: What are the current boarding rates, fees and discounts for multiple boarded horses?

A: There are no discounts for multiple boarded horses at LAEC.

33. Q: Are current boarder agreement templates available?

A: Some facility boarder agreements may be proprietary and unavailable for RAP to review. For facility boarder agreement templates that are available for review in RAP files, you may consider filing a CPRA request with the RAP Board of Commissioners Office, at rap.commissioners@lacity.org.

34. Q: Please clarify whether the City intends the Concession Agreement to function similarly to a triple net lease structure, in which the Concessionaire is responsible for all day-to-day operations, maintenance, utilities, staffing, capital improvements, and associated business risk, subject to City oversight and revenue sharing.

If so, please confirm the level of operational autonomy the Concessionaire will have regarding pricing, vendor selection, event programming, sponsorships, and other revenue-generating activities.

If not, please specify which operational areas will remain under City control or require prior approval.

A: Generally, the concession operator is responsible for the day-to-day facility operations, facility maintenance, facility utilities, appropriate facility staffing levels, required and proposed facility capital improvements, subject to City oversight and revenue sharing.

Pricing categories, vendor sublicensee selections, event programming, sponsorships and other revenue generating activities are subject to RAP review and approval.

35. Q: Which if any operational decisions require prior City or RAP approval versus Concessionaire discretion?

A: See response to question 34.

36. Q: How is “cooperation with RAP” defined in practical operational terms?

A: See response to question 34.

37. Q: Will Selected Proposer be granted exclusive sponsorship management rights?

A: See RAP Sponsorship Policy attached.

38. Q: Are naming rights for the entire facility, arenas, barns, and specific areas of the facilities permitted?

A: See RAP Naming Rights Policy attached.

39. Q: Does Selected Proposer or RAP retain final approval authority over sponsorship Agreements?

A: See RAP Sponsorship Policy attached.

40. Q: Are there any restricted or prohibited sponsorship categories for the subject facilities and/or facility naming and branding rights?

Beyond obviously prohibited categories (e.g., explicit/adult content), are there any limitations related to alcohol, cannabis, gaming, firearms, political organizations, religious organizations, financial services, health-related products, or other regulated industries?

A: See RAP Sponsorship Policy attached.

41. Q: Additionally, are there any City of Los Angeles, Department of Recreation and Parks, or ASM Global policies that would limit naming rights, category exclusivity, or certain types of commercial branding partnerships?

A: See RAP Naming Rights Policy attached.

42. Q: Are existing sponsorship or naming agreements currently in effect? If so please provide all contracts that would transfer to the Selected Proposer. a. For example the following are listed currently on the LAEC website: John Deere, Hotel Amaramo, Pepsi, Cambria Burbank Airport, Fire Horse Rescue Kits, Community Chevrolet, Cart Mart.

A: For the review of existing sponsorship or naming agreements in effect at LAEC, you may consider filing a CPRA request with the RAP Board of Commissioners Office, at rap.commissioners@lacity.org.

43. Q: The RFP specifically mentions minimum acceptable percentages by category: Boarding and Equine Services, Food and non-alcoholic beverages, Alcohol, Special Event Bookings, including food & beverages; Horse Shows (with admission fees) and Retail but does not mention other common ancillary revenue streams including but not

limited to: sponsorship, referral commissions, merchandising, hospitality programs, premium services, ticketing and events without admission fees.

Are any of these restricted? Will Selected Proposer have reasonable total control over all day to day business operations across the Subject Properties during the Term?

Section D of the RFP calls out Additional Revenue Opportunities and states, "Proposers may include additional revenue opportunities in their proposals" but we seek to learn if there are any revenue restrictions?

A: All revenue streams for City equine facilities are subject to RAP review and approval.

44. Q: Are there restrictions on concerts, festivals, or non-equestrian events? See Concerts currently listed on the LAEC website.

A: All special events are subject to LA City, RAP and/or U.S. Army Corps of Engineers (Re Hansen Dam Equestrian Center) review and approval, including concerts, festivals and non-equestrian events.

45. Q: Are boarding rate increases subject to RAP approval?

A: Boarding rate increases may be subject to both RAP and U.S. Army Corps of Engineers (Re Hansen Dam Equestrian Center) review and approval.

46. Q: Are subleased trainers or boarders governed by separate contractual agreements?

Do they currently have contracts with the previous Concessionaire, Current Management, RAP, City or? Asking for clarification on the assignment or transfer of into the Selected Proposer's Agreement.

A: Yes, all three equestrian facilities have separate trainer and boarding agreements with the particular facility. Standard assignment or transfer language is not necessarily present in all current facility boarding or training agreements. Some agreements may be proprietary and unavailable for review. For a review of the limited documentation that RAP possesses, you may consider filing a CPRA request with the RAP Board of Commissioners Office, at rap.commissioners@lacity.org.

47. Q: Do any of the Subject Facilities have contracted ticketing agreements that will transfer to Selected Proposer? If so, please provide contract term summary or contract(s) for Review.

A: Facility ticketing agreements may have proprietary information and RAP would not have access for review.

48. Q: Do any of the Subject Facilities have contracted payment processor agreements that will transfer to Selected Proposer? If so, please provide contract term summary or contract(s) for review.

A: Facility payment processor agreements may have proprietary information and RAP would not have access for review.

49. Q: What approvals are required for third-party rentals or sub-licenses?

A: Third party rentals or sub-licenses may be subject to RAP, U.S. Army Corps of Engineers (Re Hansen Dam Equestrian Center) and CA Alcohol and Beverage Control requirements, among others as applicable for review and approval.

50. Q: Are certain event categories restricted?

A: All special events are subject to RAP review and approval.

CITY OF LOS ANGELES
CALIFORNIA



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September 6, 1996

Phil and Gail Bellows and
Steve and Jody Sailor (A)
10861 Andora Avenue
Chatsworth, CA 91311

Pauline Amond and Associates (R)
P.O. Box 7626
Northridge, CA 91327

Department of Building and Safety

CASE NO. ZA 96-0548(CUZ)
CONDITIONAL USE
1086 Andora Avenue and
108701 Topanga Canyon Boulevard
Chatsworth-Porter Ranch
Planning Area
Zone : A2-1
D. M.: 210B101, 105
C. D.: 12
CEQA : MND 96-0196 (under
process) ???
Fish & Game: Exempt
Legal Description: Portion of
Lot D, Tract No. 2771 as more
specifically described in the
application

Pursuant to Los Angeles Municipal Code Section 12.24-C,, I hereby
APPROVE:

a conditional use to allow the renewal of a previous conditional use permit granted under Case No. ZA 84-0660(CUZ)(ZV) for the commercial boarding, raising and training of horses on a 217,259 square-foot (4.99 acre) parcel that is zoned A2-1, to include private equestrian instruction, six horse shows per year, with hours of operation from 8 a.m. to 9 p.m. seven days a week; and with additional covered stalls, a new riding area in the center of the site, and a new barn adjacent to the new riding area in order to accommodate a maximum of 75 boarded horses on-site. There is an existing residence on the subject site. No existing structures are to be demolished.

and also grant a variance from the provisions of Article 2, Chapter I of said Code, but only Insofar as said variance is necessary to permit:

- o waiver of the normally required enclosing fixtures and paving of off-street parking areas and access driveways thereto and in lieu thereof, permitting dustproof gravel crushed granite or oiling and;
- o to permit covered corrals, a covered wash rack to observe a 0-foot side yard setback along the northerly side of the property, In lieu of the required 25-foot minimum side yard and;

- o to permit pipe corrals to be within 30 feet of the front property line instead of observing the 100-foot setback required,

upon the following additional terms and conditions:

1. All other use, height and area regulations of the Municipal Code and all other applicable government/regulatory agencies shall be strictly complied with in the development and use of the property, except as such regulations are herein specifically varied or required.
2. The use and development of the property shall be in substantial conformance with the plot plan submitted with the application and marked Exhibit "A", except as may be revised as a result of this action.
3. The authorized use shall be conducted at all times with due regard for the character of the surrounding district, and the right is reserved to the Zoning Administrator to impose additional corrective conditions, if, in the Administrator's opinion, such conditions are proven necessary for the protection of persons in the neighborhood or occupants of adjacent property.
4. All graffiti on the site shall be removed or painted over in the same color as the wall surface to which it is applied within 24 hours of its occurrence.
5. The perimeter of the portion of the site to be used for the commercial boarding facilities shall be enclosed with barbed wire, chain link, rail fencing, hedges or other suitable enclosing materials to a height adequate to confine horses on the property, but in no event to exceed 8 feet in height, and with all necessary openings to be provided with adequate gates of like height.
6. All rules and regulations of the Los Angeles City Department of Animal Regulation and the Los Angeles County Health Department and other appropriate agencies shall be complied with in the use of the property as herein authorized.
7. All necessary permits shall be secured from the Los Angeles City Department of Animal Regulation, Los Angeles County Health Department and other appropriate agencies.
8. Not more than 75 horses shall be boarded and maintained on the premises at any one time. Further, in no event shall any of the facilities be used for horses not officially boarded or maintained on the premises. Furthermore, in no event shall there be any selling, trading or breeding of horses on the premises.
9. In no event shall there be more than six horse shows a year and all entrants for any show shall be limited to horses boarded on the premises or surrounding property owners, preferably those who find it difficult to trailer their horses out of the area. Furthermore, no professional riders or performers shall participate in the shows or exhibits, all participants shall be amateur riders or performers, and the shows shall

- be managed and controlled by the lessee of the property and not through any contractual promotions.
10. Adequate sanitary facilities in conformance with the regulations of the County Health Department be provided on the premises for visitors and employees.
 11. Any hay or feed storage shall be confined and controlled in a manner to comply with the requirements of the Los Angeles City Departments of Building and Safety and Fire.
 12. Clearly delineated parking areas for at least 35 automobiles or horse trailers or other vehicles brought to the premises shall be provided on the site, and such parking area and driveways thereto shall be surfaced with rock and oil, decomposed granite, asphaltic surfacing or other dust proof material to be occasionally renewed, treated or watered once a day to prevent dust at all times.
 13. In no event shall there be any garaging, maintaining or storage of any truck, van, trailer or commercial vehicle on the property which exceeds the registered gross vehicle weight 12,500 pounds (NOTE: No semi-truck or tractor trailer rigs allowed, except for 5th wheel horse trailers).
 14. In order to prevent a dust nuisance, the horse training or riding rings shall be sprinkled at least once a day, either at the beginning of the day before the exercise of the first horse or at the end of the day in readiness for the following day's use.
 15. The paddocks or horse stalls and riding rings be located at least 150 feet from the nearest residence on adjoining property.
 16. Any floodlighting on the premises shall be designated to the riding rings; any other lights shall be for security purposes and that such lighting shall be arranged to reflect the light away from adjacent residentially, developed properties.
 17. Adequate provision be made for the complete removal from the premises of all refuse and manure at least twice weekly. Further, between the twice weekly removal from the premises, said materials shall be stored on concrete floor areas with concrete block walls, or in commercial, covered refuse disposal containers approved by the Health Officer of the Los Angeles County Health Department for such storage. Said storage area shall be located at least 100 feet from any building used for human habitation.
 18. A responsible English-speaking adult attendant shall be on duty at all times either on the premises or to be easily contacted for information on a posted notice near the entrance to the site. Further, that such attendant shall be charged with the responsibility of maintaining the property and improvements in a neat, attractive and safe condition at all times and to generally conduct the enterprise so as not to create any nuisance, such as noise, dust, odor, etc., to the surrounding properties.

19. The hours of operation of the facility shall be from 8 a.m. to 9 p.m., seven days per week.
20. The property shall not be used as a gathering place for other equestrians or equestrian facilities in the area, and other equestrians in the vicinity shall not be permitted to utilize any of the facilities on the property.
21. Each corral or enclosure in which horses are kept shall be provided watering facilities and maintained with an adequate water supply at all times.
22. By acceptance of these conditional uses and variances, the owner of the property agrees to improve an all-weather access road along the entire 15-foot-wide frontage to Andora Avenue.
23. All discarded lumber, metals, equipment or other materials shall be removed from the premises, and the open areas of the property shall be maintained free of weeds, debris, rubbish or waste matter of any type.
24. The applicant shall use or install some type of fly control system around the corrals, particularly near the area or container where the manure is stored prior to its removal twice a week.
25. No other accessory use relative to equine activities not expressly mentioned herein shall be permitted as a part of this grant.
26. In order to provide for reexamination of the matter in the light of any changed conditions in the neighborhood, the authority hereto granted shall be valid for a period of 15 years from the effective date hereof, and null and void thereafter.
27. No permanent loudspeaker or public address system shall be used on the premises, except that a bullhorn, portable-type loudspeaker may be used by a responsible adult giving instructions, provided that such loudspeaker is so modulated so as not to be disturbing to occupants of adjacent property.
28. All structures on the subject property shall be built by valid City of Los Angeles building permit, and that the instant grant shall be vested by making application for and being granted a Certificate of Occupancy for the subject use.
29. All of the conditions of Environmental Clearance Case No. MND 96-0196 CUZ, listed below, shall be fully complied with.

ACCESS:

Adverse impacts could occur due to design of the parking area and access driveway. However, the possible impacts will be dealt with and mitigated to a level of insignificance by submitting a parking and driveway plan to the Bureau of Engineering and the Department of Transportation for approval.

15/16-a. ENERGY:

The California Environmental Quality Act requires that the proposed project be considered relative to potential energy impacts. Investigation should address impacts resulting from potential consumption of non-renewable resources. Mitigation measures may include compliance with Title 24, California State Code (Energy Conservation Standards), the use of natural gas and/or solar energy; and consultation with the Department of Water and Power and Southern California Gas Co. regarding feasible energy conservation measures.

17-c. WATER:

There would be a potential adverse environmental impact since the project would contribute cumulatively toward the increasing demand on the City's water supplies. This impact will be dealt with and mitigated by requiring compliance with the Xeriscape Ordinance, which imposes numerous water conservation measures in landscape, installation, and maintenance. If conditions dictate, the Department of Water and Power may postpone new water connections for this project until water supply capacity is adequate.

17-d. SEWER:

There would be an adverse environmental impact due to additional demand on the sewer system capacity. However, if conditions dictate, the Bureau of Engineering may postpone new sewer connections for this project until system capacity is adequate, thus, mitigating this potential impact to a level of insignificance.

19-a.b.c.d. LANDSCAPING:

Landscaping: A possible adverse environmental impact upon the character and aesthetics of the neighborhood can be mitigated if all open areas not used for buildings, driveways, parking areas, recreational facilities or walks shall be attractively landscaped and maintained in accordance with a landscape plan, including an automatic irrigation plan, prepared by a licensed landscape architect to the satisfaction of the Planning Department.

**OBSERVANCE OF CONDITIONS - TIME LIMIT - LAPSE OF PRIVILEGES -
TIME EXTENSION**

All terms and conditions of the approval shall be fulfilled before the use may be established. The instant authorization is further conditional upon the privileges being utilized within two years after the effective date of approval and, if such privileges are not utilized or substantial physical construction work is not begun within said time and carried on diligently to completion, the authorization shall terminate and become void. A Zoning Administrator may extend the termination date for one additional period not to exceed one year, if a written request is filed therefore with a public Office of the Department of City Planning setting forth the reasons for said request and a Zoning Administrator determines that good and reasonable cause exists therefore.

TRANSFERABILITY

This authorization runs with the land. In the event the property is to be sold, leased, rented or occupied by any person or corporation other than yourself, it is incumbent that you advise them regarding the conditions of this grant.

VIOLATIONS OF THESE CONDITIONS, A MISDEMEANOR

Section 12.24-J,3 of the Los Angeles Municipal Code provides:

"It shall be unlawful to violate or fail to comply with any requirement or condition imposed by final action of the Zoning Administrator, Board or Council pursuant to this subsection. Such violation or failure to comply shall constitute a violation of this Chapter and shall be subject to the same penalties as any other violation of this Chapter."

Every violation of this determination is punishable as a misdemeanor and shall be punishable by a fine of not more than \$1,000 or by imprisonment in the county jail for a period of not more than six months, or by both such fine and imprisonment.

APPEAL PERIOD - EFFECTIVE DATE

The applicant's attention is called to the fact that this grant is not a permit or license and that any permits and licenses required by law must be obtained from the proper public agency. Furthermore, if any condition of this grant is violated or if the same be not complied with, then the applicant or his successor in interest may be prosecuted for violating these conditions the same as for any violation of the requirements contained in the Municipal Code. THE ZONING ADMINISTRATOR'S DETERMINATION IN THIS MATTER WILL BECOME EFFECTIVE AFTER SEPTEMBER 23, 1996, UNLESS AN APPEAL THEREFROM IS FILED WITH THE BOARD OF ZONING APPEALS. IT IS STRONGLY ADVISED THAT APPEALS BE FILED EARLY DURING THE APPEAL PERIOD AND IN PERSON SO THAT IMPERFECTIONS/INCOMPLETENESS MAY BE CORRECTED BEFORE THE APPEAL PERIOD EXPIRES. ANY APPEAL MUST BE FILED ON THE PRESCRIBED FORMS, ACCOMPANIED BY THE REQUIRED FEE AND RECEIVED AND RECEIPTED AT A PUBLIC OFFICE OF THE DEPARTMENT OF CITY PLANNING ON OR BEFORE THE ABOVE DATE OR THE APPEAL WILL NOT BE ACCEPTED. SUCH OFFICES ARE LOCATED AT:

Los Angeles City Hall
200 North Spring Street
Room 460, Counter S
Los Angeles, CA 90012
(213) 485-7826

6251 Van Nuys Boulevard
First Floor
Van Nuys, CA 91401
(818) 756-8596

NOTICE

THE APPLICANT IS FURTHER ADVISED THAT ALL SUBSEQUENT CONTACT WITH THIS OFFICE REGARDING THIS DETERMINATION MUST BE WITH THE ZONING ADMINISTRATOR WHO ACTED ON THE CASE. THIS WOULD INCLUDE CLARIFICATION, VERIFICATION OF CONDITION COMPLIANCE AND

PLANS OR BUILDING PERMIT APPLICATIONS, ETC., AND SHALL BE ACCOMPLISHED BY APPOINTMENT ONLY, IN ORDER TO ASSURE THAT YOU RECEIVE SERVICE WITH A MINIMUM AMOUNT OF WAITING. YOU SHOULD ADVISE ANY CONSULTANT REPRESENTING YOU OF THIS REQUIREMENT AS WELL.

FINDINGS OF FACT

After thorough consideration of the statements contained in the application, the report of the Zoning Analyst thereon, and the statements made at the public hearing before the Zoning Administrator on August 19, 1996, all of which are by reference made a part hereof, as well as knowledge of the property and the surrounding district, I find that the requirements for authorizing a conditional use permit under the provisions of Section 12.24-C of the Municipal Code have been established by the following facts:

BACKGROUND

The subject property is a level flag-shaped, interior through, parcel of land, consisting of approximately 4.99 acres, having a frontage of approximately 10 feet on the west side of Andora Avenue and a frontage of about 250 feet on the east side of Topanga Canyon Boulevard and an approximate depth of 788 feet varying from 695 to 882 feet. The property features a very slight downslope from Topanga Canyon Boulevard to about 50 feet of the property eastward.

The subject site is developed as the Stoney Point Ranch/Riding Center.

Surrounding properties are within the A2-1, RE-40-1-H and RA-1 Zones and are characterized by level and sloping topography and improved streets. The surrounding properties are developed with one- and two-story single-family dwellings.

To the north of and adjacent to the subject property is a public park known as Stoney Point Park.

Adjoining properties to the south are zoned A2-1 and are developed with one-story single-family dwellings.

Adjoining properties to the east/northeast are zoned RE40-1-H and are developed with one- and two-story single-family dwellings.

Adjoining properties to the west across Topanga Canyon Boulevard are zoned A2-1 and are vacant and developed as a horse ranch.

Topanga Canyon Boulevard, adjoining the subject property to the west, is a designated Major Highway dedicated a variable width of 100 to 104 feet and improved with gutters, and a rolled berm. There is a 25-foot building line (Ordinance No. 109,010) on the subject property's Topanga Canyon Boulevard frontage.

Andora Avenue, adjoining the subject property to the east, is a Local Street dedicated a variable width of 30 to 60 feet and improved with curb, gutter, and sidewalk.

Chatsworth Street, more or less 800 feet south of the subject property is a Secondary Highway dedicated a width of 90 feet and improved with curb, gutter, and sidewalk.

Previous zoning related actions on the site/in the area include:

Subject Property:

Case No. ZA 84-0660(CUZ)(ZV) - On May 22, 1985, the Zoning Administrator authorized as a conditional use the continued use and maintenance of an approximate 5-acre site and facilities for the commercial boarding, raising and training of 70 horses to include private equestrian instruction, six horse shows per year, with hours of operation from 8 a.m. to 9 p.m., seven days a week, and granted a variance from the provisions of Article 2, Chapter 1 of said Code, but only insofar as said variance is necessary to permit waiver of the normally required enclosing fixtures and paving of off-street parking areas and access driveways thereto and in lieu thereof, permitting dustproof gravel crushed granite or oiling and;

to permit covered corrals, a covered wash rack to observe a 0-foot side yard setback along the northerly side of the property, in lieu of the required 25-foot minimum side yard and;

to permit pipe corrals to be within 30 feet of the front property line instead of observing the 100-foot setback required.

Surrounding Properties:

Case No. ZA 90-1142(CUZ)(ZV) - On August 20, 1992, the Zoning Administrator approved the reduction in area of the existing equestrian facility site from 7.8 acres to 4.3 acres, as approved under Case No. ZA 90-1142(CUZ)(ZV) on February 13, 1991.

Case No. 90-1142(CUZ) - On February 13, 1991, the Zoning Administrator approved a conditional use request for the property located at 10877 Santa Susana Pass Road to permit the continued use and maintenance of an equestrian facility for the training, breeding, boarding and for raising of horses and cattle, and including corrals, exercise, riding and training arenas, mash racks, hay storage facilities, steer corrals, tack storage and related equipment for 60 horses and 20 cattle;

also approved are variances from various provisions of the Municipal Code, as follows:

- 1) 0-foot side and rear yard setback for corrals and offices, instead of the minimum 3 and 25 feet required, respectively (Sections 12.05-C,2 and 3 and 12.06-C,2 and 3);
- 2) waiver of required improvements, including paving, striping, perimeter walls, and lighting, for two parking areas and access driveways (Section 12.21-A,6(c) to (f));

- 3) continued use of existing cattle stables within the front 100 feet of the site (Section 12.21-C,5(a));
- 4) continued horsekeeping within 25 feet of the side lot lines (Section 12,21-C,5(a)); and
- 5) continued use of an existing single-family dwelling within 35 feet of stables located on the front half of the lot (Section 12.21-C,5(a)).

This is a renewal and modification of the conditional use permit and zone variance granted to the same property located at 10877 Santa Susana Pass Road, on September 25, 1984, under Case No. CUZ 84-133 to: permit as modified, the construction, use and maintenance of a private equestrian facility for the training and boarding of a maximum of 40 horses, including corrals, exercise, riding and training arena, wash rack, hay storage, steer corral, tack storage and other related equipment, with lessons, practice sessions and horse shows, all on a 3.7-acre site in the A2-1 (agricultural) Zone, and the variance to permit the public parking area and access road to be maintained without the normally required improvements and to locate a small trailer on the site to be used as an office and caretaker's quarters to oversee the activities.

Case No. ZA 87-0336(CUZ)(ZV) - On August 13, 1987, the Zoning Administrator approved a conditional use request for the property located at 22101 Tulsa Street, to permit the continued use and the expansion of facilities for commercial boarding, raising, training, and breeding of up to 50 equines, with appurtenant facilities, including a lighted riding area, in the A2-1 Zone.

Also, various variances:

- 1) to permit the waiver of required paving of off-street parking areas and access roads (pursuant to Los Angeles Municipal Code Section 12.21-A,6(c);
- 2) to permit the placement of a mobile home or trailer on the site to be used as caretaker's quarters;
- 3) to permit corrals and a wash rack to observe a 0-foot front and side yard setback, in lieu of setbacks required by Los Angeles Municipal Code Section 12.06-C.1; and
- 4) to permit a waiver of the requirements for placement of structures for the housing of equines (pursuant to Los Angeles Municipal Code Section 12.21-C,5(a)).

BASIS FOR CONDITIONAL USE PERMITS

A particular type of development is subject to the conditional use process because it has been determined that such use of property should not be permitted by right in a particular zone. All uses requiring a conditional use permit from the Zoning Administrator are located within Section 12.24-C

of the Los Angeles Municipal Code. In order for a particular request to be authorized, certain designated findings have to be made. In certain cases, specific conditional use categories have additional or unique findings only applicable to that specific use beyond the four standard findings for other conditional use categories.

FINDINGS

In order for a conditional use permit for the commercial boarding, raising and training of horses to be approved the mandated findings delineated in Municipal Code Section 12.24-C must be made in the affirmative. Following (highlighted) is a delineation of the findings and the application of the relevant facts to same:

1. **The proposed location will be desirable to the public convenience or welfare.**

Applicant's Statement

The applicant did not respond to this required finding.

Zoning Administrator's Discussion

The applicants are requesting a renewal of the authority granted on May 22, 1985, under Case No. ZA 84-0660(CUZ)(ZV), for the commercial boarding, raising and training of horses for the subject 217,259 square-foot property zoned A2-1. They further request authority to add additional covered stalls, construct a new riding area in the center of the site, and construct a new barn adjacent to the new riding area in order to accommodate 75 horses.

The conditional use permit granted to the subject property on May 22, 1985 expired on May 22, 1995 per Condition No. 25 of said grant. In that action the Zoning Administrator stated:

The subject property consists of approximately 5 acres of land located between Topanga Canyon Boulevard and Andora Avenue. The frontage on the east side of Topanga Canyon Boulevard is 259 feet, and the Andora Avenue frontage is only 15 feet. The property is zoned A2-1 in common with the adjoining northerly and southerly parcels. The subject property is improved with two single-family dwellings. The dwelling adjacent to Topanga Canyon Boulevard is a rental unit approximately 150 feet from the street. The applicant occupies the rear dwelling near the rear of the property. The property is also improved with three riding rings, 23 box stalls, 42 pipe corrals with shelters, one large paddock with shelters, and two parking areas. Egress and ingress to the site is via Topanga Canyon Boulevard and through the 15-foot wide access strip that extends 210 feet to Andora Avenue.

The adjoining southerly properties with frontages on Topanga Canyon Boulevard and Andora Avenue are both improved with one-story, single-family dwellings adjacent to their respective frontages, while the rear portions are vacant.

The adjoining northerly property is a mountainous area presently vacant and is known as Stoney Point, which is a public park.

Easterly of the site is a large, level, vacant area zoned (T)RE40-1-H with an underlying zone of A2-1. This property fronts approximately 580 feet on Andora Avenue and is used for east access to the proposed riding facility. It is also used by visitors going to Stoney Point Park. The properties on the east side of Andora Avenue are zoned RA-1 and improved with newer, single-family dwellings.

The applicant is proposing to establish a ranch for commercial boarding, training, riding instructions and horse shows. The request also involves variances to waive the required parking improvements, the location of box stalls and corrals adjacent to the northerly side property line and to permit corrals to be within 100 feet of the front property line. The site is bordered on the north by a vacant mountainous public park; therefore, the location of corrals and stalls on the lot line will not have any adverse effects.

Testimony at the public hearing revealed that the abutting property owners have experienced a variety of unpleasantness due to previous tenants' activities on the site and with visitors to Stoney Point, the vacant mountainous park. They strongly objected to any grant that would permit the applicant to give instruction, have horse shows or continue the commercial transactions on the site. The 15-foot-wide access stem is unimproved and cause dust problems and the noise from the vehicles and people make rest impossible. It was felt that the increase in activities and horses would generate additional flies and rodents.

Those in support of the request stated the facilities are needed for those with horses without the area to maintain them. The instructional programs are ideal for the younger children. Many of the ranches will not permit the younger children on the premises. The lights are needed because many of the owners work during the day and only have the evenings to work with their horses. The horse shows are good for young people who own horses and for those taking instruction.

The Major Equestrian and Hiking Trails Facilities Element of the General Plan indicates the surrounding area as a major horse concentration area with equestrian trails, trail stops and the horsekeeping district adjacent or near the subject area.

The facility, as modified under the strict conditions and limitations to mitigate the commercial aspect of the operation, will be compatible with the rural nature of the area and the private horsekeeping that is permitted in the A2-1 Zone. The maximum 70 horses to be maintained on the site is reasonable since the corrals and stalls will be concentrated on the northerly side of the site adjacent to the vacant mountainous public park. The riding rings and instructional area will be on the central portion

of the site some distance away from the adjoining residential developments. Also under the interim use authorized, which provides for periodic review, approval of the modified request will not seriously disrupt or adversely affect the long-range development objectives of the adopted Chatsworth-Porter Ranch Planning Area, which is part of the General Plan of the City of Los Angeles. The proposed facility is in an area where other horsekeeping facilities have been approved under conditional use. Therefore, in view of the circumstances, the requested use of the site, as modified at this location, is deemed proper in relation to permitted adjacent uses to the development of the community and to the various elements and objectives of the General Plan. Further, the use will not be materially detrimental to the character of the development in the immediate neighborhood.

The strict application of the provisions of the Zoning Ordinance would, in this case, result in practical difficulties and unnecessary hardships inconsistent with the general purpose and intent of the zoning regulations. To require the improvements in a parking area, where pavement would present a danger to the horses and riders, would be important under other conditions or if the proposed use was not one which is to be situated in a rural setting. To require the location of the corrals and stalls 25 feet from the side property line and 100 feet from the front property line would not accomplish any appreciable benefit.

The more or less 4.99-acre parcel of land subject of the instant request is on lease to the applicants since January 1, 1996, for five years. A copy of the lease agreement is attached to the file for reference.

From visual inspection of the site on August 9, 1996, staff gathered the following information.

1. The subject property is accessible through the west gate at Topanga Canyon Boulevard and the east gate from the Andora Avenue frontage, but the west gate is closed and seldom used for safety reasons.
2. The subject property is enclosed partly with chain link fence topped by barbed wire and partly with block wall.
3. The two-story single-family dwelling on the northeasterly adjacent property is more than 250 feet away from the horse stalls, riding area, and corral located at the northeast side of the subject property. The one-story single-family dwelling on the southeasterly adjacent property is more than 250 feet away from the horse corrals located at the southeasterly side of the subject property. Another one-story single-family dwelling on the southwesterly adjacent property is about 250 feet away from the corrals and riding area on the west portion of the subject property.
4. There are two one-story residential structures on the subject property; one is located on the east side of the property, about

100 feet southerly of the east/northeast corrals, riding area and horse stalls and about 100 feet northeasterly of the southeast corrals. The other residential structure is located on the northwest side of the subject property about 150 feet east of Topanga Canyon Boulevard and more or less 50 feet northerly of the corrals and riding area on the west side of the property.

5. A portable toilet is located east of and near the east railing of Ring No. 2. According to applicant Jody Sailor, it is emptied once a week by the rental company.
6. There is a metal dumpster for horse manure in the center of the property, west of Ring No. 2. Jody Sailor informed staff that horse manure is collected daily from the corrals and deposited at the metal dumpster which is covered with screen or netting, after manure collection from all facilities is completed, to keep flies away. GI Rubbish comes once or twice a week to empty the metal dumpster of the manure.
7. Fly control is done by manually spraying the horses with fly spray and the daily emptying of the facilities of the manure. Staff observed a few flies during site inspection.
8. Dust control is done by daily sprinkling the riding areas with water, either early in the morning or in the evening to prepare the ground for next day's use.
9. When asked, Jody Sailor informed staff that there is no intention to have horse shows at Stoney Point Ranch.
10. Staff observed that bales of hay are openly stored south of the corrals located westerly of Ring No. 2 beside a small unenclosed shed. Westerly of the shed are two metal storage and a wooden platform with food storage.
11. Each corral is provided with feeding and drinking receptacles.
12. There were about ten children learning how to ride a horse during site inspection by staff. A lady was horse riding in Ring No. 2.
13. Per Jody Sailor, there were only 45 horses in the ranch at the time of the inspection.
14. While staff was verifying the plot plan submitted for Case No. ZA 84-0660(CUZ)(ZV), Jody Sailor commented that the said plot plan was not accurate. She informed staff that they proposed to construct a new barn abutting the space where Ring No. 3 is indicated on the 1984 plot plan.

On August 13, 1996, staff called the Department of Animal Regulation and verified the existence of a permit for the current use of the facilities. A female employee of the said Department informed staff that the Boarding Permit issued to the subject property expired on September 16, 1993. Last inspection of the subject property for permit

issuance was in October, 1992. Said employee further informed staff that a lady just inquired about the application for a boarding permit and procured an application form for the property located at 10861 Andora Avenue.

Staff verified existing permit for the subject property from the Los Angeles County Health Department on August 14, 1996. Al Bragg of the County Health Department informed staff that an Animal Keepers Permit has been issued to the subject property with address at 10861 Andora Avenue.

Research on surrounding properties disclosed that a conditional use permit and related variances were granted by the Zoning Administrator to the property located at 10877 Santa Susana Pass Road on February 13, 1991, under Case No. ZA 90-1142 (CUZ) (ZV). This was a renewal of the conditional use permit with modification on the variances granted for the same property on September 25, 1994, under Case No. CUZ 84-133. The 1984 authority for a maximum of 40 horses was modified to 60 horses in the 1991 authority. On August 20, 1992, the Zoning Administrator approved a request for reduction in area from 7.8 to 4.3 acres of the equestrian facility subject of Case No. CUZ 84-133 and Case No. ZA 90-1142(CUZ)(ZV).

Another conditional use permit and related variances were granted for the property located at 22101 Tulsa Street, for commercial boarding, raising, training, and breeding of up to 50 equines.

Section 12.06-A,2 of the Municipal Code requires 4,000 square feet of lot area per equine for horsekeeping purposes. The request for authority to accommodate five additional horses means a reduction in the required square footage from the existing already substandard 3,103.7 square feet to 2,896.7 square feet per horse, considering the 217,259 square footage of the subject property.

Thus, the Zoning Administrator has determined that denial of the request would unfairly prevent the applicant from enjoying reasonable use of the subject site. The zoning regulations allow certain uses in respective zones by conditional use in order to allow for the determination to be made as to the compatibility between respective uses. Such regulations are written on a Citywide basis and allow the Zoning Administrator to take into account individual unique characteristics which a specific parcel may have. In this instance, the Code's desire to achieve compatibility between respective sites and protect neighboring properties and the applicant's desire to provide a more viable use can be accommodated in a manner consistent with the intent and purpose of the zoning regulations.

2. **The location is proper in relation to adjacent uses or the development of the community.**

Applicant's Statement

The applicant did not respond to this required finding.

Zoning Administrator's Discussion

The unique features of this site include the shape and configuration of the property as well as the location of existing improvements thereon, making the request as proposed, logical, as it would allow for the functional integration with existing improvements on the site.

Under Case No. ZA 84-0660(CUZ)(ZV) the Zoning Administrator reported on May 22, 1985 that:

There are exceptional circumstances applicable to the subject property which do not generally apply to other properties in the same zone and vicinity in which the site is located. These circumstances include the location of the site adjacent to vacant mountainous area, the irregular shape of this through parcel and its interim use. The rural condition of the area and size of the parcel adds to the uniqueness of the site.

The granting of the variance is necessary for the preservation and enjoyment of a substantial property right or use generally possessed by other properties in the same size and zone classification, but is denied the property in question because of the(se) special circumstances.

Further physical circumstances which are unique here are the location of the site having two street frontages, one on Topanga Canyon Boulevard, and the other on Andora Avenue. Nonetheless the site has difficult access, and this coupled with slow economic times is likely to preclude the property from being subdivided into smaller residential lots in the near future. Thus continuation of the approved horse operation provides for a viable use of the property that is in keeping with its established pattern and rural setting.

3. **The use will not be materially detrimental to the character of the development in the immediate neighborhood.**

Applicant's Statement

The applicant did not respond to this required finding.

Zoning Administrator's Discussion

Numerous other businesses in the area have had additions made to them over time as family size, or lifestyle or enrollment or societal changes take place, and the applicants here are merely seeking to be on a par with such other properties.

This finding was also considered by the Zoning Administrator on May 22, 1985 under Case No. ZA 84-0660(CU)(ZV) when he stated:

The granting of such variance will not be materially detrimental to the public welfare, or injurious to the property or improvements in the same zone or vicinity in which the property is located. Because of the distance of the parking area from adjoining

properties and the strict dust control conditions imposed and the frequency and intensity of use, all of which ensure that the lack of parking improvements will not be detrimental to the public welfare. Further, with the improvement of the 15-foot-wide access strip to an all-weather-condition-type road will eliminate dust in this area.

4. The proposed location will be in harmony with the various elements and objectives of the General Plan.

Applicant's Statement

The applicant did not respond to this required finding.

Zoning Administrator's Discussion

The Chatsworth-Porter Ranch District Plan designates the subject property for Minimum Density Residential Uses with corresponding zones of A1, A2 and RE40 and Height District No. 1.; the use as such is consistent with such Plan designation.

In 1985, under Case No. ZA 84-0660(CUZ)(ZV), the Zoning Administrator stated:

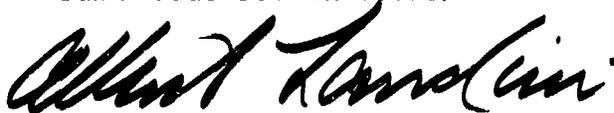
The granting of the variance for the temporary type of improvements, and location of horsekeeping facilities will help to maintain the rural character of the area in keeping with the goals and objectives of the Granada Hills-Knollwood Planning Area (sic, Chatsworth et. al.) and are not a radical departure from the Comprehensive Zoning Ordinance, both of which are elements of the General Plan.

Further, the General Plan supports the development and maintenance of horse keeping facilities both private and public in this portion of the City. This area is recognized by numerous governmental and private publications as a major equestrian activity area in both the City of Los Angeles and the greater surrounding region.

ADDITIONAL MANDATORY FINDINGS

5. The National Flood Insurance Program rate maps, which are a part of the Flood Hazard Management Specific Plan adopted by the City Council by Ordinance No. 154,405, have been reviewed and it has been determined that this project is located in Zone C, areas of minimal flooding. (No shading)
6. On July 24, 1996, the City Planning Department Environmental Staff Advisory Committee (ESAC) issued Mitigated Negative Declaration No. MND 96-0196 (Article V - City CEQA Guidelines) and determined that by imposing conditions the impacts could be reduced to a level of insignificance with which I concur and hereby certify. The records upon which this decision is based are with the Environmental Review Section in Room 1500, 221 North Figueroa Street.

7. Fish and Game: The subject project, which is located in Los Angeles County, will not have an impact on fish or wildlife resources or habitat upon which fish and wildlife depend, as defined by California Fish and Game Code Section 711.2.



ALBERT LANDINI
Associate Zoning Administrator

AL:

cc: Councilman Hal Bernson
Twelfth District
Adjoining Property Owners
County Assessor

CITY OF LOS ANGELES

CITY CLERK'S USE

OFFICE OF THE CITY CLERK

ROOM 395, CITY HALL

LOS ANGELES, CALIFORNIA 90012

CALIFORNIA ENVIRONMENTAL QUALITY ACT

PROPOSED
MITIGATED

NEGATIVE DECLARATION

(Article V — City CEQA Guidelines)

LEAD CITY AGENCY LOS ANGELES CITY PLANNING DEPARTMENT	COUNCIL DISTRICT 12
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PROJECT TITLE MND-96-0196-CUZ	CASE NO. ZA 96-0548
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PROJECT LOCATION
10870 Topanga Canyon Boulevard between Chatsworth Street and 118 Freeway; Chatsworth-Porter Ranch

PROJECT DESCRIPTION: Conditional Use to allow continued operation of a commercial horse facility on a 4.93 acre site, zoned A2-1 and to allow increase in number of horses from previously approved 70 to 80 horses, to allow construction of new barn, to allow 12,500 pound weight vehicles and to allow Special Olympic functions for mentally retarded children. Hours of operation from 6:00 a.m. to 9:00 p.m., daily.

NAME AND ADDRESS OF APPLICANT IF OTHER THAN CITY AGENCY
Jody Sailor/Gail Bellows
10870 Topanga Canyon Boulevard
Chatsworth, CA

FINDING:

▶ The City Planning Department of the City of Los Angeles has proposed that a mitigated negative declaration be adopted for this project because the mitigation measure(s) outlined on the attached page(s) will reduce any potential significant adverse effects to a level of insignificance.

(CONTINUED ON PAGE 2)

▶ SEE ATTACHED SHEET(S) FOR ANY MITIGATION MEASURES IMPOSED.

Any written comments received during the public review period are attached together with the responses of the Lead City Agency. The project decisionmaker may adopt this mitigated negative declaration, amend it, or require preparation of an EIR. Any changes made should be supported by substantial evidence in the record and appropriate findings made.

THE INITIAL STUDY PREPARED FOR THIS PROJECT IS ATTACHED.

NAME OF PERSON PREPARING THIS FORM <u>ARIEF SHOLEB</u>	TITLE City Planning Associate	TELEPHONE NUMBER (213)580-5547
---	----------------------------------	-----------------------------------

ADDRESS 221 N. Figueroa Street, Room 1500 Los Angeles, CA 90012	SIGNATURE (Official) Darryl L. Fisher, Chairperson 	DATE 07/24/96
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13-f. ACCESS:

Adverse impacts could occur due to design of the parking area and access driveway. However, the possible impacts will be dealt with and mitigated to a level of insignificance by submitting a parking and driveway plan to the Bureau of Engineering and the Department of Transportation for approval.

15/16-a. ENERGY:

The California Environmental Quality Act requires that the proposed project be considered relative to potential energy impacts. Investigation should address impacts resulting from potential consumption of non-renewable resources. Mitigation measures may include compliance with Title 24, California State Code (Energy Conservation Standards), the use of natural gas and/or solar energy; and consultation with the Department of Water and Power and Southern California Gas Co. regarding feasible energy conservation measures.

17-c. WATER:

There would be a potential adverse environmental impact since the project would contribute cumulatively toward the increasing demand on the City's water supplies. This impact will be dealt with and mitigated by requiring compliance with the Xeriscape Ordinance, which imposes numerous water conservation measures in landscape, installation, and maintenance. If conditions dictate, the Department of Water and Power may postpone new water connections for this project until water supply capacity is adequate.

17-d. SEWER:

There would be an adverse environmental impact due to additional demand on the sewer system capacity. However, if conditions dictate, the Bureau of Engineering may postpone new sewer connections for this project until system capacity is adequate, thus, mitigating this potential impact to a level of insignificance.

19-a.b.c.d. LANDSCAPING:

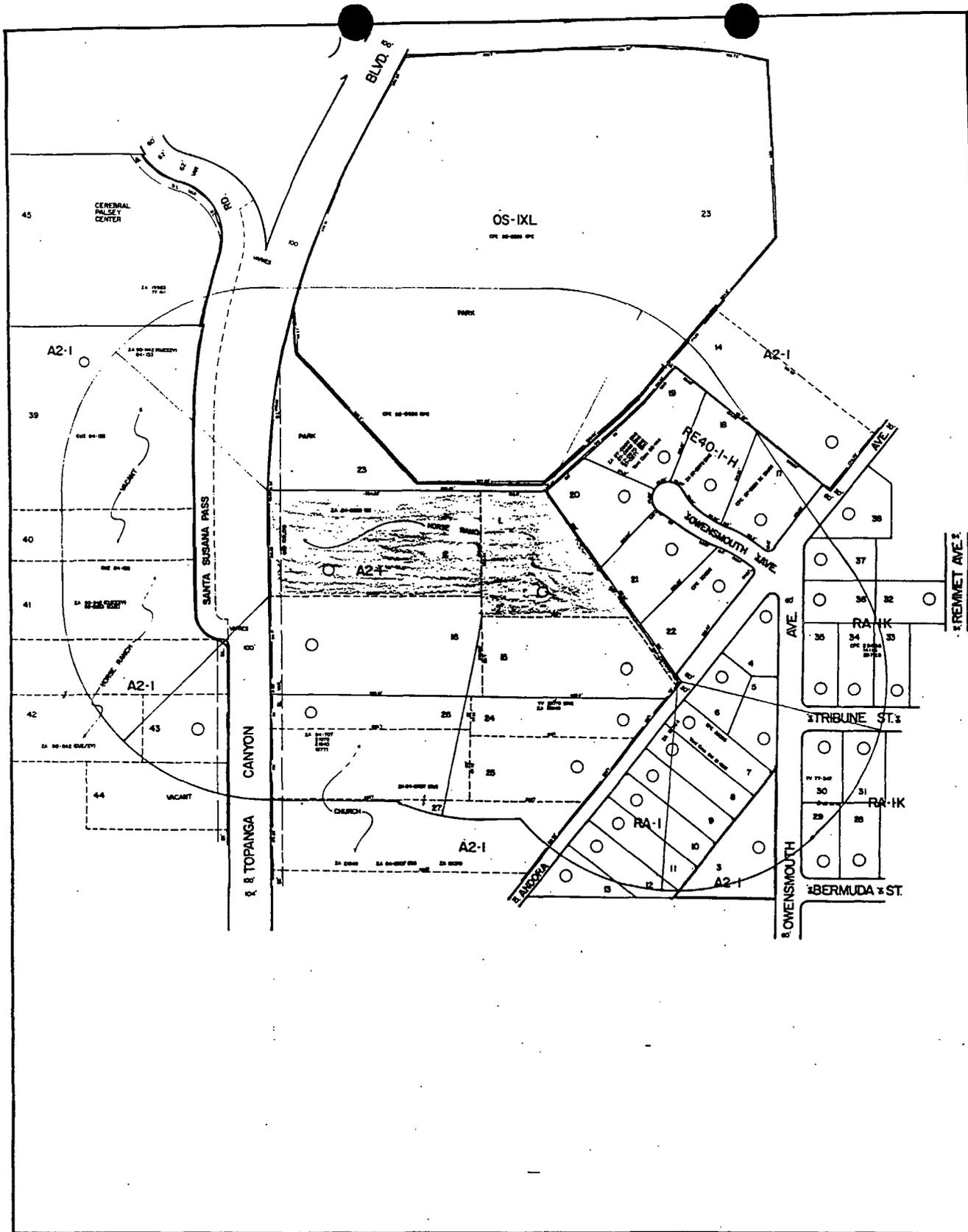
Landscaping: A possible adverse environmental impact upon the character and aesthetics of the neighborhood can be mitigated if all open areas not used for buildings, drive-

ways, parking areas, recreational facilities or walks shall be attractively landscaped and maintained in accordance with a landscape plan, including an automatic irrigation plan, prepared by a licensed landscape architect to the satisfaction of the Planning Department.

The conditions outlined in this proposed mitigated negative declaration which are not already required by law shall be required as condition(s) of approval by the decision-making body except as noted on the face page of this document.

Therefore, it is concluded that no significant impacts are apparent which might result from this project's implementation.

This action is based on the project description on the first page.



CONDITIONAL USE - ZA



Quality Mapping Service
Zoning Consultants

14549 Archwood St, Suite 301
Van Nuys, California 91405
Phone (818) 997-7949 - Fax (818) 997-0351

DRAWN BY: WTS

THOMAS BROTHERS

Page: 500 Grid: A-2,3

LEGAL DESCRIPTION

LOT: per LOT D
TRACT: 2771 (MAPS 27-95)
See Appa. for complete description.

CONTACT PERSON: STONEY POINT RANCH

C.D.: 12

C.T.: 1132.11

P.A.: 321 (CHATSWORTH-PORTER RANCH)

USES: FIELD

CASE NO.:

SCALE: 1" = 100'

D.M.: 210B101, 207B101, 210B105, 207B105

DATE: 3-21-96

Updated:

L.A. PLANNING DEPT.
SEAL OF APPROVAL

144 Ac 505



211 96 0548

LOS ANGELES EQUESTRIAN CTR. CONCESSION INSPECTION REPORT – 9/20/2018

FIRE LIFE SAFETY INSPECTION OVERVIEW

- Barns A & B have misting systems "zip-tied" to main automatic sprinkler suppression piping, all automatic suppression piping/heads should not have any "make shift" system (Misting system) attached which could impede/affect the proper function of the automatic suppression system; should the system be activated in the event of an actual fire. Please have all automatic suppression piping assessed and cleaned thoroughly. Based on the rating scale provide within Mark Stiponvich's report packet I would rate it "1"
- All Barns located on site have various sprinkler heads and various runs of the main piping that are badly corroded. According to the facility manager George Chatigney as well as the LAFD Reg4 Test Reports the facility had a 5 year automatic sprinkler flow test conducted last year which identified numerous defects. All retest reports indicated that all defects had been corrected and re-tested/certified. Based on the rating scale provide within Mark Stiponvich's report packet I would rate it "1" simply based off the fact that I along with our plumbing technician were able to visibly identify numerous corroded runs of pipe as well as sprinkler heads. The facility should be inspected and have all repair/maintenance done by a RAP Plumber, should LAEC decide to contract all necessary repair work RAP Plumbers should have complete oversight of project management.
- All main sprinkler risers feeding the various automatic suppression systems out fitted in (Barns A – C) have not been tagged with the proper identification tag which would indicate the date the system was Tested/certified according to LAFD Reg4 requirements. Based on the rating scale provide within Mark Stiponvich's report packet I would rate it "1"
- All Barns on-site (Barns A – E, All "Show Barns", and All "Polo Barns") that are not fitted with an automatic suppression system should be out fitted with Fire Extinguishers (as well as signage) for every run of 75 sq. ft. throughout the entirety of the facility. Upon inspection we determined that George Chatigney would have his staff do a complete walk of all barns to ensure that Fire Extinguishers have been placed every 75 ft. throughout all barns lacking an automatic suppression system. Based on the rating scale provide within Mark Stiponvich's report packet I would rate it "2"
- The Maintenance Building has a break room which is occupied and used by the staff on site, the entire structure lacks any exit signage/ Egress lighting. The facility should be inspected and have all repair/maintenance done by a RAP Electrician, should LAEC decide to contract all necessary repair work RAP Electrician's should have complete oversight of project

management. Based on the rating scale provide within Mark Stiponvich's report packet I would rate it "1"

- The "Equidome" lacks proper exit signage/ Egress lighting throughout the entire structure. The facility should be inspected and have all repair/maintenance done by a RAP Electrician, should LAEC decide to contract all necessary repair work RAP Electrician's should have complete oversight of project management. Based on the rating scale provide within Mark Stiponvich's report packet I would rate it "1"
- All Restrooms lack proper exit signage/ Egress lighting throughout the entire structure. The facility should be inspected and have all repair/maintenance done by a RAP Electrician, should LAEC decide to contract all necessary repair work RAP Electrician's should have complete oversight of project management. Based on the rating scale provide within Mark Stiponvich's report packet I would rate it "1".
- Restaurant and Commercial Building lack proper exit signage/ Egress lighting throughout the entire structure. The facility should be inspected and have all repair/maintenance done by a RAP Electrician, should LAEC decide to contract all necessary repair work RAP Electrician's should have complete oversight of project management. Based on the rating scale provide within Mark Stiponvich's report packet I would rate it "1".

City of Los Angeles Department of Recreation and Parks
Naming Policy, Procedures and Guidelines for
Parks and Recreational Facilities

The mission of the Department of Recreation and Parks (“RAP”) is to enrich the lives of the residents of Los Angeles by providing safe, welcoming parks and recreational facilities and affordable, diverse recreation and human services activities for people of all ages to play, learn, contemplate, build community and be good stewards of our environment.

One of RAP’s objectives under the Mission is to enhance and expand recreational programs, services, and significant financial support and contributions through public and private collaborations.

Policy:

RAP recognizes that parks and recreational facilities are an essential and integral part of the communities they serve, and that the names of parks and recreational facilities, and park amenities within them, play a significant role in fostering identities in the surrounding communities. This Naming Policy (“Policy”) establishes the criteria and requirements, and sets forth the guidelines and procedures, for the naming and renaming (collectively, “Naming”) of parks, recreational facilities, landmarks and any other assets determined appropriate by RAP (collectively referred to herein as “Park Assets”), which are owned, managed or controlled by RAP.

Pursuant to this Policy, the initial name of a new park or recreational facility, which may be temporary for purposes of administration and accounting, shall be administratively assigned by RAP staff in the traditional manner utilized prior to the establishment of this Policy, based on geographic features such as street and community names or prominent features. In addition, the Naming of existing Park Assets, pursuant to a RAP recommendation relevant to a Naming proposal received from a private or public entity, shall be subject to the approval of the Board of Recreation and Park Commissioners (“Board”), as described herein. In accordance with this Policy and pursuant to RAP recommendations, the Board shall consider the following two types of naming proposals. The first type encompasses situations in which RAP receives or is offered a donation, gift, sponsorship, and/or other contribution from an outside entity that presents a decisive benefit and shows a direct connection to a Park Asset and serves the interests of the City and its residents. This type of Naming proposal would require a Naming Agreement to summarize the terms and conditions necessary to effectuate the financial or other benefits connected to the Naming proposal with a term (time period) recommended by the GM and approved by the Board, depending on the scope or nature of the agreement, and value, visibility, and lifespan of the donation, gift, sponsorship and or other contribution. The second type comprises Naming proposals to use a major historic event and/or unique significance of a specific place or person, as the basis for the proposed Name; again with the requirement that there be compelling and impressive substantiation demonstrating how the interests of City and its residents were served or impacted. The key in both types of Naming proposals is the importance of demonstrating direct connections to the Park Asset and clear community benefits as a foundation for considering any Naming proposal.

For purposes of this Policy, and with the exception of the temporary Naming of new Park Assets, the authority to approve the Naming of existing Park Assets shall be solely with the Board. Any exceptions to this Policy shall be subject to the prior approval of the Board.

Criteria and Guidelines for Evaluating Park Asset Naming Proposals:

For purposes of this Policy, the following shall be considered when evaluating the appropriateness, feasibility, and implementation of Naming proposals:

- The Naming of parks after individuals shall be limited to those who are deceased and have made exceptional contributions to the park or community within which the park is located.
- Parks shall only be named after living persons under circumstances requiring such naming as a condition precedent of a grant deed or covenant.
- The Naming of a park after a major historic event must be based on a direct connection between the park and such event.
- The Naming engenders a positive public image which does not unduly commercialize the park or recreational facility.
- The proposed name for the park or recreational facility, and/or contributor, must be compatible with the Mission of RAP.
- Park Assets that are held by RAP through a lease or use agreement may be considered for Naming under this Policy, subject to any requirements or restrictions contained in such document.
- RAP reserves the right to limit the duration of time a Name will be in place and/or in effect.
- No specialized signage or advertisement containing a commercial message to purchase a good or service shall be authorized for use on park property.
- All forms of signage placed on or within a Park Asset shall meet RAP's graphic and sign standards.
- There shall be no religious symbols included on Naming signage.
- Park Assets not under the operation of RAP (shared or exclusive), although under the ownership or jurisdiction of RAP, shall not be subject to this Policy; such as for example, the Los Angeles Zoo in Griffith Park.
- Parks should not be subdivided for purposes of Naming, unless there are readily-identifiable physical divisions in the park (major roads, waterways, hillsides, etc.) which facilitate or warrant a subdivision; or there exist other compelling reasons for having more than one name connected to a park. This should not prevent independently Naming a recreational facility or amenity located within a park, as long as the selected name will not cause confusion for park patrons.
- RAP shall seek to inform the public with regard to the Naming of a park in their community.
- Any exception to the above shall be subject to the Naming criteria contained herein, and the Board's prior approval.

Procedures:

The Board retains the authority to name or rename Park Assets situated on park property. The following shall be the protocol for evaluating, considering and denying or approving Naming proposals:

1. A written proposal for the Naming of a Park Asset must be initially submitted to the RAP Board Office, to the attention of the Board Secretary. In accordance with this Policy, the Board Office shall forward the proposal to the RAP General Manager (“GM”) for consideration.
2. Prior to any form of Naming Policy being implemented, sponsorship proposals shall be evaluated by RAP staff, with recommendations to the GM for possible consideration.

City of Los Angeles Department of Recreation and Parks
Sponsorship Recognition Policy, Procedures and Guidelines for Recognizing Organizations and
Individuals who Contribute to and/or Support City of Los Angeles Parks and Programs

The mission of the Department of Recreation and Parks (“RAP”) is to enrich the lives of the residents of Los Angeles by providing safe, welcoming parks and recreation facilities and affordable, diverse recreation and human services activities for people of all ages to play, learn, contemplate, build community and be good stewards of our environment.

RAP’s objective is to enhance and expand recreational programs and services through public and private collaborations.

POLICY:

RAP recognizes that there are many opportunities and potential benefits to be gained from RAP collaborations with private and public entities for monetary, in-kind (product and/or services), and capital contributions (collectively referred to herein as “Sponsorships”) benefiting RAP facilities, programs, events, services and/or activities. These contributions often merit some form of recognition to acknowledge and thank the sponsor, donor, and/or contributor (collectively, “Sponsors”) for their contribution to RAP. However, it shall be understood that any transaction between RAP and a private and public entity involving the naming of a park, recreation facility, amenity, landmark or other park asset, in exchange for financial support shall be in accordance with the RAP Naming Policy, which is separate and independent of this Policy.

RAP supports, in principle, public-private relationships that generate financial and/or other types of support for RAP’s mission. Accordingly, the Board of Recreation and Park Commissioners (“Board”) has adopted this Sponsorship Recognition Policy (“Policy”) establishing the criteria and setting forth the guidelines and procedures for thanking, acknowledging, and/or recognizing significant contributions provided to RAP by private and public entities. The intent of this Policy is to establish a mechanism under which RAP may thank, acknowledge and recognize private and public entities who contribute to parks and related programs and services for the primary benefit of the general public. The Board has hereby designated RAP’s General Manager or her or his designee (collectively, “GM”) to implement this Policy.

Pursuant to this Policy, RAP shall have the authority to determine the criteria, requirements, and restrictions under which a proposed form of Sponsorship Recognition shall be evaluated and approved, whether included herein or established in the future. It shall be understood that all forms of Sponsorship Recognition shall be temporary in nature, and that the duration of time that such Sponsorship Recognition shall remain in place and/or be in effect is subject to the prior approval of the Board.

RAP shall identify and solicit potential Sponsors, and evaluate Sponsorship proposals from private and public entities in accordance with this Policy, and if such Sponsorship is approved and implemented, shall recognize such Sponsors for providing monetary and/or in-kind support for RAP parks and recreation facilities, programs and/or services, and grant the authority for the Sponsor to associate its name or function with RAP parks and facilities, programs and services, and/or RAP name, as approved by the Board. RAP may provide Sponsorship Recognition, other than a displayed acknowledgement on RAP property (recognition signage), such as but not limited to, use of the RAP name or logo, association with RAP in communications, media opportunities, event participation, and distribution of information and/or product sample.

GENERAL PROVISIONS:

RAP shall retain complete discretion and authority at all times in determining whether, with whom, where, how, and when contributions shall be accepted, Sponsorships approved, and Sponsorship Recognition provided, subject to the approval of the Board. Sponsorship signage shall comply with all applicable laws.

1. Criteria for Sponsorship Agreements. The following criteria, in its entirety, shall be considered in evaluating sponsorship proposals:
 - a. The Sponsorship must support, and conform to, the Mission of RAP.
 - b. The Sponsorship must provide a direct benefit to the park, facility or amenity.
 - c. Sponsorship benefits may be commensurate with the value of the support offered through the Sponsorship.
2. Sponsorship Considerations. RAP shall consider the following when evaluating a Sponsorship proposal.
 - a. The timeliness, readiness, and requirements associated with a potential Sponsor entering into an agreement with RAP.
 - b. Any current or future RAP operating or maintenance costs associated with the Sponsorship or impacts on other agencies.
 - c. The Sponsor's record of responsibility in past involvement with the City, RAP, and/or community.
 - d. Sponsorships, Sponsorship benefits, and Sponsorship Recognition shall enhance rather than detract from the design standards and visual integrity of the sponsored program, activity or facility.
3. Sponsorship Recognition Requirements and Responsibilities. Subject to prior determination by RAP, Sponsorship Recognition requirements and responsibilities may include, but not be limited to the following:
 - a. RAP shall exercise full control and authority over the form and content of the Sponsorship Recognition, including but not limited to, retaining editorial and design control over signage, publications, the sponsor name, logo and all other graphic materials.
 - b. Prior to the implementation of any form of Sponsorship Recognition portraying any physical or intellectual image incorporating the RAP logo or name, and/or indicating the existence of an affiliation between RAP and the Sponsor, such recognition shall be approved by the Board.
4. Sponsorship Benefits. Sponsor benefits may include, but not be limited to:
 - a. Public exposure of corporate logo through placement on RAP publications (facility brochures and program fliers), RAP website and/or social media, on apparel (for participants and volunteers), or on other materials such as bags, or giveaways.
 - b. Recognition through press and other events, and media mentions.
 - c. Participation in RAP events.
 - d. Distribution of product samples at RAP events and/or facilities.
 - e. The placement of a Sponsor logo on an athletic field or court surface.

- f. Recognition Signage. In addition to the general provisions of this Policy, the following shall be considered when determining the appropriateness of placing Recognition Signage on park property.
 - (i) Recognition Signage may include, but not be limited to, banners, wraps, plaques, placards, dasher boards, or signs.
 - (ii) RAP shall maintain control over the printing, manufacturing, or otherwise fabricating of Recognition Signage to be placed on park property, and shall oversee the installation of all Recognition Signage, which may be accomplished by RAP staff or by a third party acting under RAP's direction and control, whether funded at Contributor's expense or RAP's expense.
 - (iii) Signage in recognition of a Sponsor's furtherance of RAP's mission through contributions in support of RAP programs or activities, and/or improvement of RAP facilities, shall expressly include a phrase confirming that RAP is recognizing, acknowledging, and/or thanking the Sponsor, which text shall be prominently featured, and of a reasonable size proportionate to space and location, and identifying RAP as the entity responsible for the content and placement of the Sponsorship Recognition.
- 5. Sponsorship and Recognition Restrictions. In general, the following shall be restricted under this Policy:
 - a. Sponsorship Restrictions:
 - (i) A company or organization, or subsidiary, that conducts or has business or operational activities substantially derived from or involved with the sale, production, or distribution of alcohol, tobacco, firearms, pornography, or any other business or activities regarded as "adult oriented".
 - (ii) A Sponsorship that could cause a conflict of interest or policy deviation.
 - (iii) A Sponsorship made conditional upon RAP performance with respect to level of public participation or response, event outcome, or objectives achieved.
 - (iv) An individual Sponsor that limits RAP's ability to seek other sponsorship opportunities, unless agreed to by RAP.
 - b. Recognition Signage Restrictions:
 - (i) The placement of individual Recognition Signage shall not limit RAP's ability to seek other Sponsorship opportunities, unless agreed to by RAP.
 - (ii) Billboards shall not be authorized under this Policy for use on park property.
 - (iii) Signs that contain a call to action by a commercial sponsor, for the public or RAP to purchase a good or service, shall not be authorized for use on park property.

SPONSORSHIP RECOGNITION APPROVAL REQUIREMENTS

Prior to any form of Sponsorship Recognition being implemented, sponsorship proposals shall be evaluated by RAP staff, with recommendations to the GM for possible consideration by the Board, which shall be provided in a report detailing the scope of the proposal (sponsorship, donation, cost, funding, duration, etc.) and the terms and conditions of any related Sponsorship Agreement, when applicable.